



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

cds@co.kittitas.wa.us

Office 509-962-7506

Building Partnerships - Building Communities

NOTICE OF APPLICATION

Notice of Application: August 4, 2023

Application Received: July 14, 2023

Application Complete: August 4, 2023

Project Name (VA-23-00006): WSDOT Setback Variance

Applicant: Connie Raezer WSDOT (Landowner), Amanda Grindle, Saybr (Authorized Agent)

Location: The subject property is parcel # 071634 located at 2300 Railroad Street in Easton, WA. The property is in Section 12, Township 20, Range 13 in Kittitas County. Map number 20-13-12030-0009. The property is 1.07 acres and is zoned General Commercial.

Proposal: The proposal requests a setback reduction from the side lot line required setback allowing for the replacement of a 3,000 gallon fuel tank with a 6,000 gallon tank in approximately the same footprint straddling the property line. The side yard setback requirements come from KCC 17.40.060. If the variance is approved, it would result in a structure straddling the lot line and a 15 foot no build easement for the fuel tank, respectively.

Materials Available for Review: The submitted application and related filed documents may be examined on CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>, and by navigating to "Setback Variance" & "VA-23-00006 WSDOT". They can also be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby Street, Suite 2, Ellensburg, Washington, 98926. Phone: 509-962-7506

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on August 21, 2023**. Any person has the right to comment on the application and request a copy of the decision once made.

Under Title 15A.03.080 and 17.84.010, Zoning Variances are processed in an abbreviated administrative format, which does not involve a public hearing. All comments will be considered in the decision-making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. A Notice of Decision will be published once a decision is made. Appeals to an administrative land use decision may be filed within 10 working days with Community Development Services as outlined in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$1550.

Designated Permit Coordinator (staff contact): Jamey Ayling, Planning Manager: (509) 962-7065; email at jamey.ayling@co.kittitas.wa.us